*FLOOR AREA, GROSS IS DEFINED AS---The sum of all finished and framed in floor surfaces, capable of accommodating living space, measured from the exterior walls, including GARAGES, UTILITY ROOMS, ACCESSORY STRUCTURES, and COVERED DECKS and PATIOS.

*BUILDING HEIGHT (Single Family Districts) IS DEFINED AS---The vertical distance from finished grade at each point around the perimeter of the building to the uppermost portion of the roof for each respective cross-slope section of the building. No dwelling or other primary structure shall have a height in EXCESS of TWENTY EIGHT (28') FEET. No accessory structure shall have a HEIGHT greater than FIFTEEN (15) FEET.

NOTE !! There is a minimum permitted floor area of 1,200 square feet in all R-1 zoning districts, with a maximum gross floor area of 4,500 square feet in R-1E and R-1H zoning districts, and a maximum gross floor area of 3,500 square feet in all other R-1 zoning districts.

% Slope	FAR	% Slope	FAR	% Slope	FAR
0	0.533	16	0.506	31	0.385
1	0.533	17	0.499	32	0.374
2	0.533	18	0.493	33	0.364
3	0.533	19	0.486	34	0.354
4	0.533	20	0.480	35	0.344
5	0.533	21	0.471	36	0.334
6	0.533	22	0.463	37	0.324
7	0.533	23	0.454	38	0.314
8	0.533	24	0.446	39	0.303
9	0.533	25	0.437	40	0.293
10	0.533	26	0.429	41	0.288
11	0.529	27	0.420	42	0.283
12	0.525	28	0.412	43	0.277
13	0.521	29	0.403	44	0.272
14	0.516	30	0.395	45 & over	0.267
15	0.512				

Your Zoning District Is _____? Ask the building person helping you or Phone 595-7422.

New Homes Fill in the three blanks below and calculate slope:

Contour interval in feet--------------------------⇓
Sum of existing contour lengths in feet:--

   (add the lengths of all contours)   ⇓

Average slope   =   (_____) X (_____) = _____ %

                              (   )
                       net area of lot in square feet

For Existing Homes the average slope is estimated by the following.

The % of slope shall be determined by the lowest topographic elevation subtracted from the highest topographical elevation within the boundaries of the property, divided by the HORIZONTAL distance between them. Verification of the highest and lowest elevations and the horizontal distance between them shall be provided by a California licensed land surveyor or civil engineer.
Note ! Discrepancies in this calculation may require the NEW HOME METHOD be used to verify the average slope.

Now figure the maximum allowed home size by finding the FAR ratio from the chart above and multiply it times the lot area.

FAR from table _____ X lot area _____ sq. ft. =_____
                                                                  (permitted home size)